

\$399,000 - 2 Sullivan Road Sw, High River

MLS® #A2240284

\$399,000

4 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.05 Acres

McLaughlin Meadows, High River, Alberta

VAULTED CEILINGS | SKYLIGHTS |
MOVE-IN READY | NO CONDO FEES | 4
BEDROOMS

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Welcome to this beautifully updated home in McLaughlin Meadows, offering unbeatable value and that perfect blend of charm, comfort, and convenience.

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Step inside and feel the spaciousness of the soaring vaulted ceilings, enhanced by sunlit skylights that fill the home with warmth and natural light â€” creating a truly BRIGHT, AIRY, and INVITING atmosphere. The country inspired kitchen and unique floorplan offer an inviting cozy vibe!

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With 4 bedrooms, this home is the ideal starter or a smart investment opportunity, featuring suite potential in the lower level (subject to approvals).

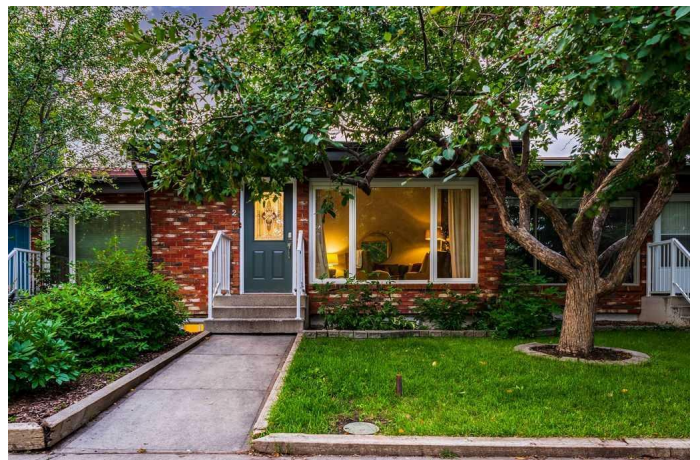
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Major updates have already been completed â€” including the roof, windows, and furnace â€” making it completely move-in ready.

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Step out back to your private outdoor retreat â€” enjoy a relaxing patio, decorative wall art feature, and a charming gazebo with mood-setting string lights â€” the perfect place to unwind or entertain. A concrete pad adds versatility, ideal for future RV parking, or off-street parking.

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Located on a quiet, picture-perfect street, this home is surrounded by nature and nestled in the heart of McLaughlin Meadows – one of High River’s most welcoming and walkable communities.

Here, you're just minutes from schools, shopping, dining, parks, and the hospital.

High River offers a friendly small-town vibe, rich in green space, community events, and a slower pace of life that still keeps you connected to everything you need.

Don't miss this rare opportunity to own a home that checks all the boxes – NO CONDO FEES, major updates, flexible living space, and unbeatable lifestyle value.

Book your showing today!

Built in 1976

Essential Information

MLS® #	A2240284
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.05
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	2 Sullivan Road Sw
Subdivision	McLaughlin Meadows
City	High River

County	Foothills County
Province	Alberta
Postal Code	T1V 1C7

Amenities

Parking	None
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Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Level, Rectangular Lot, Zero Lot Line, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	TND

Listing Details

Listing Office	eXp Realty
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